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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 5234

AN ORDINANCE relating to the revision of Residential Land Use Charts that govern multifamily development in the Crossroad Subarea to be consistent with the Comprehensive Plan; amending the Residential Land Use Charts contained in Section 20.10.440 of the Bellevue Land Use Code.

WHEREAS, City of Bellevue Comprehensive Plan contains policies (S-CR-49, S-CR-52 and S-CR-68) which prohibit multifamily housing in several of the Crossroads Planning Districts; and

WHEREAS, the Land Use Code must be consistent with the policies contained in the Comprehensive Plan; and,

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act (SEPA, RCW 43.21C, and the City's Environmental Procedures Code Chapter 22.02 BCC; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Residential Land Use Charts contained in Section 20.10.440 of the Bellevue Land Use Code are hereby amended as follows:

20.10.440 Residential Land Use Charts

[Refer to the next two pages]

20.10.440 Residential Land Use Charts

20.10.440 Residential Land Use Charts

Notes: Uses in land use districts – Residential

1. No more than 50 percent of the gross floor area of the structure shall be devoted to residential use in O Districts, unless Conditional Use Permit approval is obtained and the applicable Comprehensive Plan policies do not discourage multifamily uses.

2. (Deleted by Ord. 4999).

3. A boardinghouse or bed and breakfast is permitted in a single-family dwelling provided the requirements of LUC 20.20.140 are met.

4. An agreement must be recorded with the King County Department of Records and Elections restricting senior citizen dwellings, congregate care senior housing, or assisted living

to remain in perpetuity as senior housing.

5. Through the planned unit development process, senior citizen dwellings may include common dining and recreation facilities.

6. Multifamily development in Planning Districts A and B of the Crossroads Subarea is not allowed. Multifamily development in Planning District E of the Crossroads Subarea north of NE 8th Street is not allowed. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.

7. In Planning Districts A and B of the Crossroads Subarea and in Planning District E of the Crossroads Subarea north of NE 8th Street, existing legal nonconforming multifamily uses can be converted to senior citizen housing, congregate care senior housing, assisted living or nursing homes. Refer to the Crossroads Subarea Planning District Guidelines of the Comprehensive Plan for Planning Districts A, B and E.

8. These residential uses are permitted in NB Districts only if located on the second floor and above the permitted ground floor nonresidential uses.

9. Accessory dwelling units are permitted only as subordinate to single-family dwellings and are subject to the provisions of LUC 20.20.120.

10. (Deleted by Ord. 4999).

11. (Deleted by Ord. 4999).

12. (Deleted by Ord. 4999).

13. (Deleted by Ord. 4999).

14. (Deleted by Ord. 4999).

15. One single-family dwelling unit, occupying no more than 25 percent of the floor area of the structure, is permitted in the PO District.

Section 2. This ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this 17th day of July, 2000, and signed in authentication of its passage this 17th day of July, 2000.

(SEAL)

Chuck Mosher, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Lori M. Riordan, Assistant City Attorney

Attest:

Michelle Murphy, Deputy City Clerk

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